

# Commercial Solar Energy Conversion Facilities

## Siting Approval Permitting Checklist:

Provide the following items to be considered a complete and accepted submittal:

- ☐ 1. A written summary of the project, including:
  - ☐ a) General description of the project, including the approximate total name plate generating capacity of the project;
  - ☐ b) Potential equipment manufacturer(s), and type(s) of the CSEF;
  - ☐ c) Number of solar panels and piers, and name plate generating capacity of each panel; and,
  - ☐ d) The size of panels and evidence that no component of the solar panels used in the proposed CSEF Project will have a height of more than 20 feet above ground when the solar facility's arrays are at full tilt.
- ☐ 2. The name(s), address(es), and phone number(s) of the:
  - ☐ a) Applicant(s), Owner and Operator, including their respective business structures;
  - ☐ b) The name(s), address(es), and phone number(s) of all lenders and parties providing financing of any nature related to the CSEF Project;
  - ☐ c) All participating property owner(s); and,
  - ☐ d) Documentation demonstrating land ownership or legal control of the property.
- ☐ 3. A site plan for the CSEF Project showing:
  - ☐ a) Boundaries of the CSEF Project area;
  - ☐ b) Locations, legal descriptions, and property lines for each parcel within the boundaries of the project;
  - ☐ c) CSEF Project site plan, phasing plan, and construction timeline plan;
  - ☐ d) All CSEF structures including, but not limited to: the project panels, substation(s), interconnect substation(s), operations and maintenance buildings, supporting facilities, batteries, permanent Meteorological Towers, approximate location of CSEF panels and piers, and location and voltage of any overhead or underground transmission lines;
  - ☐ e) Location of participating and non-participating buildings (with their uses identified) and dwellings, and the parcel boundary lines for the tracts of real property upon which participating residences, nonparticipating residences, and occupied community buildings are located (including identification for adjoining properties);
  - ☐ f) Location and identification of all other structures, with their uses identified, within the geographical boundaries of any applicable setback;
  - ☐ g) Location and type of the fencing enclosing the CSEF Project's perimeter and verification that the fence shall be a minimum of six (6) feet and not more than twenty-five (25) feet in height;

- ☐ h) Location of all known communications towers within two (2) miles of the proposed CSEF;
- ☐ i) Electrical cabling from the solar panels to the Substation(s) and all other above and below ground cable locations;
- ☐ j) Ancillary equipment;
- ☐ k) Third party transmission lines;
- ☐ l) A topographic map of the CSEF Project site and the surrounding area;
- ☐ m) Location of any wetlands, floodplain, and drainage structures, including surface ditches and subsurface drainage lines;
- ☐ n) Underground mines;
- ☐ o) Scenic and natural areas within one thousand five hundred (1,500) feet of the proposed CSEF;
- ☐ p) Setback lines; and,
- ☐ q) Public access roads and turnout locations.
- ☐ 4. A Decommissioning Plan for the CSEF Project including cost estimations to remediate the participating property in accordance with the AIMA.
- ☐ 5. An affidavit provided by an authorized Applicant officer attesting to the following matters that shall be conditions of the Siting Approval Permit:
  - ☐ a) The Siting Approval Permit application is complete and includes all information and documentation required by this Ordinance and the AIMA, that all such information and documentation is true and correct, that there has not been any material omission of any relevant information, and that upon the discovery of any missing or incorrect information contained, or intended to be contained in the Siting Approval Permit application, Applicant shall immediately notify the County of the same and provide all relevant corrected information and documentation;
  - ☐ b) The obligations imposed by this Ordinance and the AIMA shall bind the Applicant, Owner, Operator, CSEF Permittee, and all successors and assigns thereof;
  - ☐ c) That the obligations and liabilities established by the grant of a Siting Approval Permit shall be binding upon the Applicant, Owner, Operator, CSEF Permittee and their respective successors and assigns;
  - ☐ d) That the sale, assignment in fact or at law, or other transfer of the Applicant's financial interest in the CSEF Project shall in no way effect or modify the obligation of the Applicant, Owner, Operator, or CSEF Permittee to comply with the terms, covenants and obligations of a Siting Approval Permit unless a successor or assign of the Applicant, Owner, Operator, or CSEF Permittee, as applicable, agrees to assume all such obligations, including but not limited to the Decommissioning obligations associated with the CSEF Project; and,
  - ☐ e) That the County and its authorized representatives have the right of entry onto the CSEF Project area at all times for the purpose of inspecting the methods of construction, operation, remediation, and decommissioning, or for performing actual reclamation if necessary; and,

- ☐ f) Confirmation that the County shall be listed as a debtor in connection with any proceeding in insolvency or bankruptcy involving the Applicant, Owner, Operator, CSEF Permittee or their respective successors and assigns, but shall not be responsible for any claims against the foregoing parties.
- ☐ 6. Waivers from the setback requirements executed by the occupied community building owners and/or the non-participating property owners bearing a file stamp from the County Recorder of Deeds Office confirming that the waiver was recorded against title to the affected real property.
- ☐ 7. A comprehensive vegetation management plan consistent with the goals of the Pollinator-Friendly Solar Site Act detailing the type of vegetative ground cover to be planted, established, and maintained for the life of the CSEF Project.
- ☐ 8. Plan detailing adherence to the IDNR guidelines ensuring adherence to the guidelines for vegetation management and short and long term property management practices that provide and maintain native and non-invasive naturalized perennial vegetation to protect the health and well-being of pollinators.
- ☐ 9. Results and recommendations from the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool or a comparable successor tool.
- ☐ 10. Results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor tool that is consistent with any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review.
- ☐ 11. Results of an avian and wildlife impact study completed at the Applicant's expense by a third party, qualified professional (after submission of resume and relevant work experience). Each CSEF Project shall be located, designed, constructed, and operated so as to avoid and if necessary mitigate the impacts to wildlife.
- ☐ 12. Results of the consultation with the Illinois State Historic Preservation Office assessment of potential impacts on State-registered historic sites under the Illinois State Agency Historic Resources Preservation Act.
- ☐ 13. Results of a communications analysis that indicates that the E9-1-1 communications, emergency communications, or official County and local municipal communications reception shall not be negatively impacted or influenced by the proposed CSEF Project. The analysis shall be conducted by a third party, qualified professional (after submission of resume and relevant work experience) at the expense of the Applicant.
- ☐ 14. Information demonstrating that the CSEF Project will avoid protected lands.
- ☐ 15. Any other information normally required by the County as part of its permitting requirements for siting buildings or other structures;
- ☐ 16. Any other information requested by the County or the County consultants that is necessary to evaluate the siting permit application and operation of the CSEF Project and to demonstrate that the CSEF Project meets each of the regulations in this Chapter, including the Siting Approval Permit standards set forth below.
- ☐ 17. The applicant shall submit twelve (12) copies of the Siting Permit Application to the Sangamon County Building and Zoning Department, and at least one (1) copy in electronic format.

- ☐ The Applicant, at its expense, shall enter into an AIMA with the Illinois Department of Agriculture prior to any public hearing required before a siting decision on the CSEF Project application. All impacted agricultural land, whether impacted during construction, operation, or decommissioning activities, must, at a minimum, be remediated by the Applicant pursuant to the terms of the AIMA.